ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲ್ ನಿಗಮ ನಿಯಮಿತ
(ಸಹಭಾಗಿತ್ವದ – ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಹಾಗೂ ಕೇಂದ್ರ ಸರ್ಕಾರ ಉದ್ಯಮ)
ನೊಂದಾಯಿತ ಕಚೇರಿ : ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕಾಂಪ್ಲೆಕ್ಸ್, 3ನೇ ಮಹಡಿ, ಕೆಂಗಲ್ ಹನುಮಂತಯ್ಯ ರಸ್ತೆ, ಶಾಂತಿನಗರ
ಬೆಂಗಳೂರು – 560 027, ಭಾರತ

Bangalore Metro Rail Corporation Ltd.
(A Joint Venture of Government of Karnataka & Government of India)
Regd. Office : B.M.T.C. Complex, 3rd Floor, K.H. Road, Shanthinagar, Bangalore - 560 027. INDIA

BMRCL/A(PD)/TA/NGWA/2025-26/1 **Date: 27/03/2026**

Name of the Assignment: Tender for providing Transaction Advisory (TA) Services for Integrated Property Development at Nagawara Metro Station of BMRCL.

LETTER OF INVITATION (LOI)

Bangalore Metro Rail Corporation Ltd., (BMRCL) a Joint Venture of the Government of Karnataka and the Government of India, invites online open e-bids on KPP Portal from eligible applicants (**JV/ Consortium is not Permitted**), who fulfil the prescribed eligibility cum qualification criteria (EQC) (Single Stage – Two Cover System) for "Tender for providing Transaction Advisory (TA) Services for Integrated Property Development at Nagawara Metro Station of BMRCL.

RFP No: BMRCL/A(PD)/TA/NGWA/2025-26/1 Dated.: 27/03/2026
:Key Details:

Sl. No.	Description	
1	Bid Security (EMD)	INR 25,000/-
2	Bid Security (EMD) payment mode	Online payment through KPP Portal
3	Completion Period of the Assignment	26 weeks
4	Bid Documents available on KPP Portal	27/03/2026 to 22/04/2026 up to 17.00 Hours (IST)
5	Last Date & Time for seeking Clarification	10/04/2026 up to 17:30 Hours
6	Bid submission through e-procurement portal (online)	On or before 17:00 hours on dt: 22/04/2026
7	Date & Time of the opening of Bids (online)	23/04/2026 after 17:30 Hours
8	GOK e-procurement	https://kppp.karnataka.gov.in

1. Bid documents can be downloaded from the KPP portal by the bidders. The instructions to Bidders for online Bid submission on the KPP Portal are attached herewith.

2. Bid submissions shall be done online on the KPP Portal using valid **Class-II** or **Class-III** Digital Signature Certificates of the bidder.

3. Submission of Bids shall be closed at the prescribed last date & time for submission, after which no bids will be accepted on the e-portal. It shall be the responsibility of the Bidder to ensure that his Bid is submitted before the deadline for submission of bid. BMRCL will not be responsible for non-receipt of Bid due to any delay.

4. Bids shall be valid for a period of **90 days** starting from the prescribed last date of bid submission as indicated in LoI or as amended if any.

5. Bid shall be accompanied by "Bid Security (EMD)" as described in Instructions to Bidder (ITB).

6. Bidder who fulfils the criteria of EQC are eligible to participate in this bid.

7. Bidder are advised to frequently check the e-tendering portal for updates.

8. Aspiring Bidders/contractors who have not registered in e-procurement should register before participating through the website https:/eproc.karnataka.gov.in.

9. For details, registration and e-payment visit GOK e-procurement website https:/eproc.karnataka.gov.in or contact e-procurement Helpdesk at 080-25501227 / 25501216.

Sd/-
Director (Finance)
Bangalore Metro Rail Corporation Ltd.

1. INTRODUCTION

Bangalore Metro Rail Corporation Limited (BMRCL) is a joint venture of the Government of India and the Government of Karnataka, responsible for implementing and operating the Namma Metro project in Bengaluru. Its primary mandate is to plan, construct, and manage metro rail services to provide efficient, safe, and sustainable urban transport, reduce traffic congestion, and support transit-oriented development. BMRCL also undertakes property development around metro stations to generate non-fare revenue and promote integrated urban growth.

2. SCOPE OF SERVICES

The scope of services to be provided by the Consultant / Transaction Advisor, as described below, is indicative and not exhaustive. It does not include all incidental services that may be required to complete the assignment. The Consultant shall provide services in accordance with the true intent and meaning of this scope, regardless of whether certain tasks are explicitly mentioned, provided they can be reasonably inferred. The scope shall also be governed by the provisions of the Contract to be executed between the Consultant and BMRCL, which sets forth detailed terms and conditions. There may be several incidental services and assignments not listed herein but necessary for completing the work in all respects.

PHASE 1: FEASIBILITY STUDY

The Consultant will carry out a feasibility study for the project, considering local and regional scenarios, applicable laws, regulations, standards, and other relevant factors.

I. Location and Site Analysis

- Study connectivity, terrain, proposed development plans, and applicable development control regulations.
- Assess available infrastructure (roads, water, power).
- Evaluate approach roads and local connectivity through existing and proposed mass transport.
- Conduct perception mapping and assess growth potential of the site.
- Examine economic and business trends impacting proposed development.
- Review regulatory scenario and implications.

II. Market Demand Assessment

- Analyze real estate trends, demand drivers, recent and proposed developments, competition, and asset class formats.
- Conduct demand assessment to define appropriate product mix (e.g., , commercial offices, retail spaces, hospitality assets etc.).
- Assessment of Parking requirement.

III. Project Conceptualization

- Suggest development options for optimal land utilization.
- Determine project components for integrated land development.
- Assess space requirements for individual components and common facilities (utilities, parking, security).
- Ensure compliance with government guidelines and development control regulations.
- Recommend land use conversions if required.
- Concept plans for all the below mentioned three sites.

IV. Financial Feasibility Analysis

- Prepare project cost estimates (CAPEX, O&M, financing costs, taxes, contingencies).
- Develop cost recovery and revenue generation options.
- Build a detailed financial model including assumptions, demand forecast, funding structure, cash flows, P&L, balance sheet.
- Conduct financial analysis (FIRR, NPV, sensitivity analysis).

V. PPP Options Development and Project Structuring

- Evaluate PPP options considering funding sources, cost recovery mechanisms.
- Rank options and recommend optimal PPP modality.
- Provide details of proposed PPP structure, risk assessment matrix, and stakeholder impacts.
- Identify legal risks and allocate appropriately.
- Organize stakeholder consultations (investors, lenders, equity partners) and incorporate feedback.
- Recommend most suitable PPP structure.

VI. Marketing Sounding Exercise

Conduct structured interactions with potential private sector participants to validate project parameters (risk allocation, revenue models, technical design, contractual terms). Use feedback to refine project structure and bidding documents to enhance bankability and competitive participation.

PHASE 2: BID PROCESS MANAGEMENT

The Consultant shall prepare all necessary documents in compliance with public procurement laws and support BMRCL throughout the PPP bidding process until award of contract.

I. Bid Process Design

- Recommend bid strategy.
- Prepare qualification and evaluation criteria.
- Advice on best-value bidding parameters.

II. Preparation of Bidding Documents
- Draft RFP, concession agreements, and related documents.
- Support bidder communication and marketing of the project.

III. Managing the Bid Process

The Consultant shall assist BMRCL in managing the entire bid process for the project, ensuring transparency and compliance with applicable procurement guidelines. The key activities include:
- Assistance in Roadshows and Conferences.
- Clarifications to Bidders
- Pre-Bid Consultations:
- Evaluation of Proposals
- Finalization of Evaluation Reports
- Award of Concession
- Finalization and Signing of Concession Agreement

3. PROJECT EXECUTION PLAN

A. Assignment Overview

Bangalore Metro Rail Corporation Limited (BMRCL) intends to appoint a Transaction Advisor for Property Development in Nagawara Metro Station under PPP Mode.

Location: Nagawara Metro Station

No. of Land Parcel/Site: Three (03)

Google Map Locations:

Site No. 1 – Nagawara Metro Station - Pink Line Under Ground Station:

https://maps.app.goo.gl/zY2KGMJXu1ePM2Sk6

Site No. 2 – Vacant Area for Proposed MLCP Building:

https://maps.app.goo.gl/Juo9tcb2CG1YpDg89

Site No. 3 – Nagawara Metro Station – Airport / Blue Line Elevated Station:

https://maps.app.goo.gl/fWyZ17rNai9an5js8

Site No. 1 Built-Up Area above Nagawara Metro Station – Pink Line UG Station		
Project Details	**Sq. mt.**	**Sq. ft.**
Site area	13,528	1,45,614.18
Allowed FAR	2.5	
Built-Up Area	67,640	7,28,070.90
Achieved BUA (Property Development Area)	66,953	7,20,676.09
Achieved FAR	4.95	
Land area for commercial space	66,953	7,20,676.09
No. of Floors existing	4 Floors (1st to 4th Floor)	
No. of Floors proposed	8 Floors (1st to 8th Floor)	
Basement area	NA	
Height above road level: 43.86 mtrs.		
Height Below road level: NA		

Site No. 2 Vacant Area for Proposed MLCP Building		
Project Details	**Sq. mt.**	**Sq. ft.**
Site area	8,651	93,118.59
Allowed FAR	2.5	
Proposed Total Built-Up Area	31,319.42	3,37,119.43
Achieved BUA (Proposed Property Development Area)	7,846	84,453.64
Achieved FAR	3.6	
Land area for commercial space	31,319.42	3,37,119.43
No. of Floors existing	NA	
No. of Floors proposed	G+4	
Basement area	NA	
Height above road level: 28.75 mtrs.		
Height Below road level: NA		

Site No. 3 Nagawara Metro Station – Airport / Blue Line Elevated Station		
Project Details	**Sq. mt.**	**Sq. ft.**
Site area	2,968	31,947.29
Allowed FAR	2.5	
Built-Up Area	9,888	1,06,433.50
Proposed Total Built-Up Area	3,055	32,883.75
Achieved BUA (Proposed Property Development Area)	3.33	
Land area for commercial space	1,673	18,008.02
No. of Floors existing	NA	
No. of Floors proposed	G+5	
Basement area	NA	
Height above road level: 20.72 mtrs.		
Height Below road level: NA		

B. Duration of Assignment

The assignment shall be for a period of **26 weeks** from the date of commencement (i.e., from the date of signing of Agreement), extendable at the discretion of BMRCL based on project requirements.

C. Any other Documents/Details available with BMRCL regarding this project.

D. Key Personnel

The Consultant shall deploy the following **three key professionals** for the duration of the assignment:

Position	Minimum Qualification	Experience
Team Leader cum Finance Expert	MBA/PGDM or equivalent	10-12+ years in transaction advisory for PPP projects
Sector Specific / Technical / Market Expert	Masters in planning / architecture / construction management/real estate	5-6+ years in feasibility and market assessment
PPP cum Procurement Expert	MBA/ Masters in Engineering or equivalent	5-6+ years in bid process management for PPP projects
Architect	Master in Architecture / Urban Planning	5-6+ years in preparation in Planning & Concept Design

All key personnel must be available for meetings and presentations as required by BMRCL.

E. Deliverables, Timelines and Payment

Stage	Timeline from Start (X)	Payment in INR (Percentage of accepted contract amount)
Inception Report	X + 1 week	5%
Draft Feasibility Report with Concept Plan	X + 4 weeks	20%
Final Feasibility Report	X + 6 weeks	10%
Submission of Bidding Documents	X + 10 weeks	20%
Completion of Bid Process	X + 23 weeks	35%
Signing of Concession Agreement	X + 26 weeks	10%

F. Reporting

- The Consultant shall submit all deliverables in both hard and soft copies.
- Regular review meetings will be held with BMRCL.
- Immediate reporting of any major issues or risks impacting project timelines